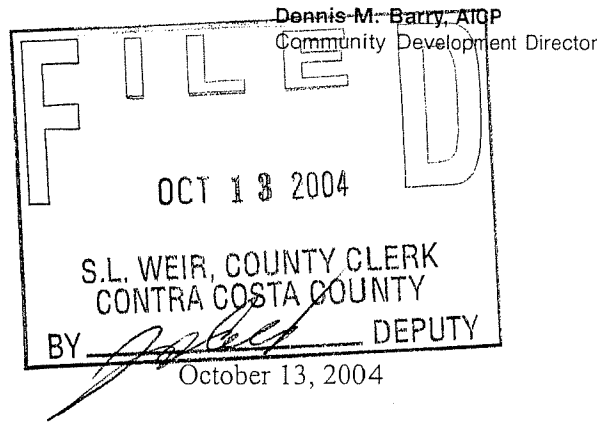


Community Development Department

County Administration Building
651 Pine Street
4th Floor, North Wing
Martinez, California 94553-0095

Phone: (925) 335-1210

Contra Costa County



NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION

Proposed Amendments to the General Plan and Ordinance Code for Residential Design Compatibility and Preservation of Views for the community of Kensington

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" (CEQA) as amended to date, this is to advise you that the Community Development Department of Contra Costa County has prepared an initial study on the following project:

- A. Proposed Amendment to the General Plan (County File #PG04-0003) – A proposal to amend the Land Use Element of the Contra Costa County General Plan to provide policies intended to assure reasonable design compatibility of new residential development and protection of views within the Kensington community. The Kensington community is located within the western portion of Contra Costa County, immediately north of Alameda County and is approximately 480 acres.
- B. Proposed Adoption of a (Kensington) Ordinance Text Amendment (/K) (File #ZT04-0002) – A proposal to adopt an amendment to the Zoning Ordinance text to provide for a new zoning district intended to be combined with the existing zoning to regulate new residential development. The ordinance is intended to provide review procedures for achieving reasonable design compatibility with the surrounding neighborhood and protection of surrounding views of natural and man-made features.
- C. Proposed Application of the Proposed Kensington Combining Zoning District to Existing Zoning within the community of Kensington (County File #RZ04-3149) – A proposal to apply the proposed Kensington Combining District (/K) to existing zoning within the Kensington Community. Currently, the community of Kensington consists of the following zoning districts: (Single-Family Residential – Tree Obstruction of View Combining District (R-6/TOV); Retail Business – Tree Obstruction of View Combining District (R-B/TOV); Planned Unit Development – Tree Obstruction of View Combining District (P-1/TOV); Limited Office – Tree Obstruction of View Combining District (O-1/TOV). The lands within the unincorporated community of Kensington are located generally south and east of the City of El Cerrito, north of the City of Berkeley, and west of the City of Richmond, Tilden, and Wildcat Canyon regional parks.

The proposed actions and environmental review have been taken pursuant to a directive from the Contra Costa County Board of Supervisors to prepare a community-initiated zoning ordinance text amendment for hearing and consideration.

The proposed regulatory amendments, policy additions, and application to the Kensington community will not result in any significant environmental impacts. Consequently, for purposes of compliance with CEQA, staff is proposing the adoption of a Negative Declaration determination for this project.

A copy of the initial study and all documents referenced in the initial study may be reviewed in the offices of the Community Development Department, and Application and Permit Center at the McBrien Administration Building, North Wing, Second Floor, 651 Pine Street, Martinez, during normal business hours. Additionally, the initial study can be reviewed on the Community Development Department's special projects website (<http://www.cocoplans.org/>). Please scroll to "Other" and click the link titled "Kensington Combining District" to review the initial study and proposed general plan and zoning ordinance amendments.

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M., November 2, 2004**. Any comments should be in writing and submitted to the following address:

Attn: Ryan Hernandez
Community Development Department
Contra Costa County
651 Pine Street, North Wing, 2nd Floor
Martinez, CA 94553

E-mail Address: rahern@cd.cccounty.us

Facsimile No.: (925) 335-1222

The proposed Negative Declaration, General Plan Amendment Policies, and the Kensington Combining District ordinance will be considered for adoption at a notified public hearing of the County Planning Commission to be scheduled at a later date. To this date, please contact the Community Development Department at 925-335-1210. The hearing is anticipated to be held at the McBrien Administration Building, Room 107, Pine and Escobar Streets, Martinez. It is also expected that the County Planning Commission will conduct a hearing on the project at the same hearing.

Dennis M. Barry, AICP
Community Development Director
Contra Costa County